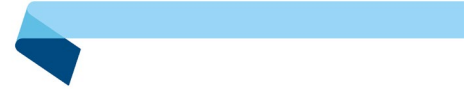


Batcheller Monkhouse



Planning Statement

Barn at Oxcopse Farm
Hooklands Lane
Shipley
West Sussex
RH13 8PY

On behalf of
Mr & Mrs Leogue

Prepared by
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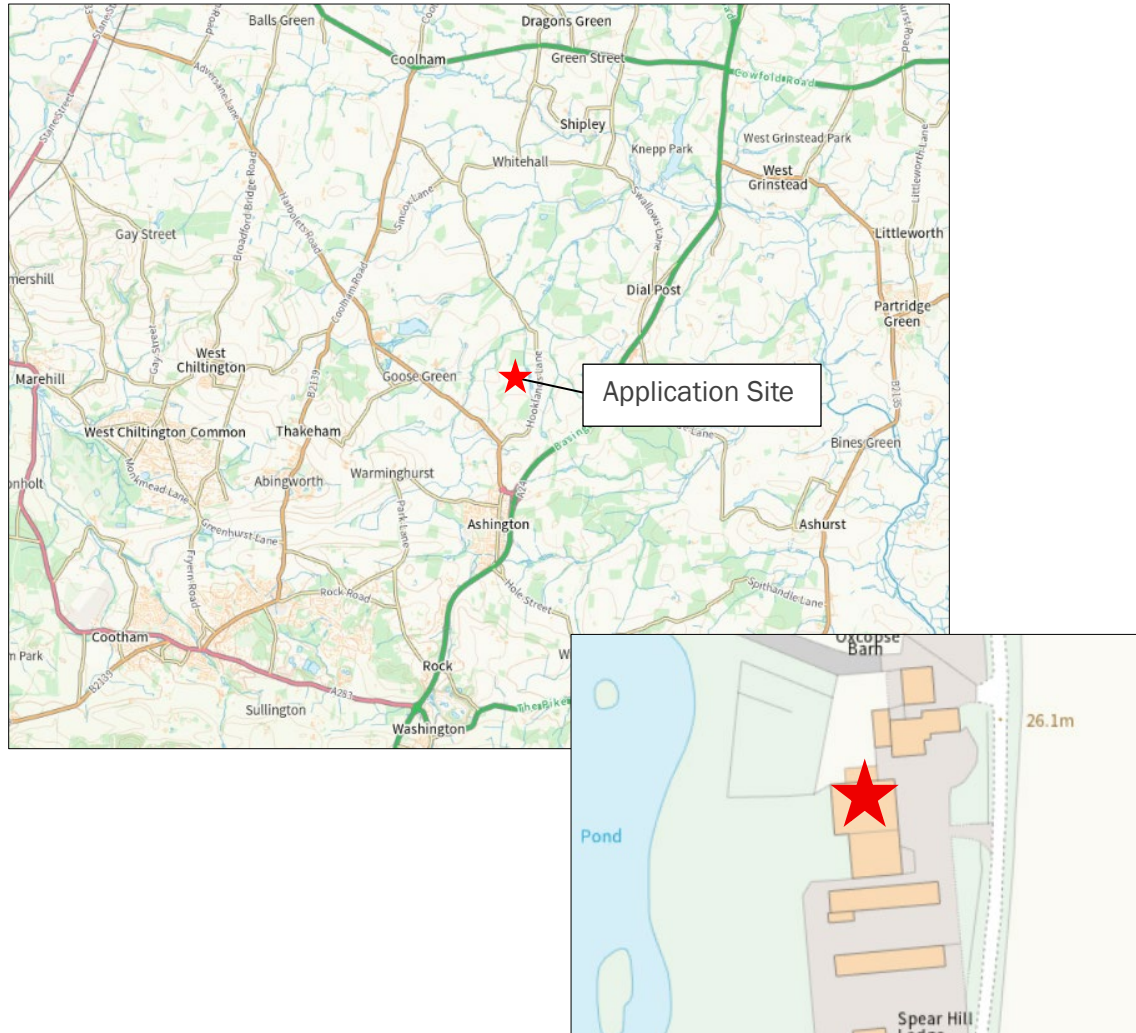
1. INTRODUCTION

- 1.1 This statement has been prepared in support of a Prior Approval application under Schedule 2, Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for the change of use of an agricultural building to two dwellinghouses (Use Class C3), together with associated operational development reasonably necessary for the conversion.
- 1.2 This document provides a brief description of the site and proposals and an assessment of how the proposals meet the legislative framework set out in Class Q of Schedule 2, Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
- 1.3 The report should be read alongside the following documents which form part of the application:
- Drg No. 182_01 - Site Block and Location Plan
 - Drg No. 182_02 - Existing Floor Plan
 - Drg No. 182_03 – Existing Roof Plan
 - Drg No. 182_04 Existing Elevations 1
 - Drg No. 182_05 Existing Elevations 2
 - Drg No. 182_06 Existing Section
 - Drg No. 182_07 Proposed Ground Floor
 - Drg No. 182_08 Proposed First Floor
 - Drg No. 182_09 Proposed Elevations 1
 - Drg No. 182_10 Proposed Elevations 2
 - Drg No. 182_11 Proposed Section
 - Application forms
 - CIL forms

2. THE SITE

- 2.1 The site is located to the west of Hooklands Lane in Shipley and forms part of Oxcopse Farm.

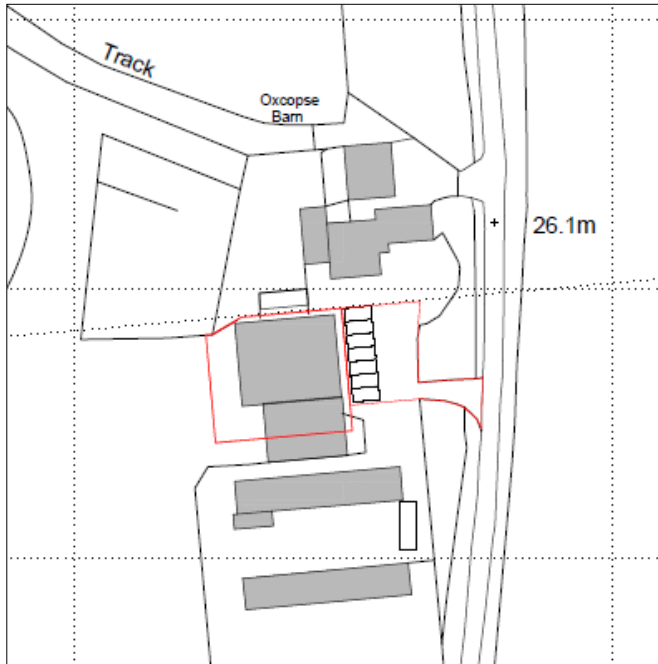
Figure 2.1 – Site Location



- 2.2 Oxcopse Farm has traditionally been run as a sheep and dairy farm and comprises a number of buildings set within a 10.2 hectare agricultural holding.
- 2.3 The building to which this application relates has most recently been used for the storage of agricultural machinery and equipment and also contains livestock pens associated with the agricultural use of the holding. The building measures approximately 15m by 18.2m and has a pitched roof with a ridge height of approximately 6.6m.

- 2.4 The building is attached to a former lambing shed by a roofing sheet. To its east is a mobile home occupied by the Applicant's Mother.

Figure 2.2 – Application Building



- 2.5 The building is sited on an area of hardstanding which extends up to the access onto Hooklands Lane.

Figure 2.3 – Site Access



3. THE PROPOSAL

- 3.1 The application building is proposed to be converted into two x 3 bedroom dwellings, one for occupation by the applicants and the other for occupation by the mother of one of the applicants.
- 3.2 Both dwellings would feature open plan living/kitchen/dining rooms, a utility room, bathroom/shower room, 3 bedrooms and storage space. Unit 1 also features a partial first floor which accommodates the third bedroom.
- 3.3 Unit 1 provides 150sqm of gross internal floor area, and Unit 2 provides 143sqm.

Figure 3.1 – Unit 1 & 2 Ground and First Floor Plans



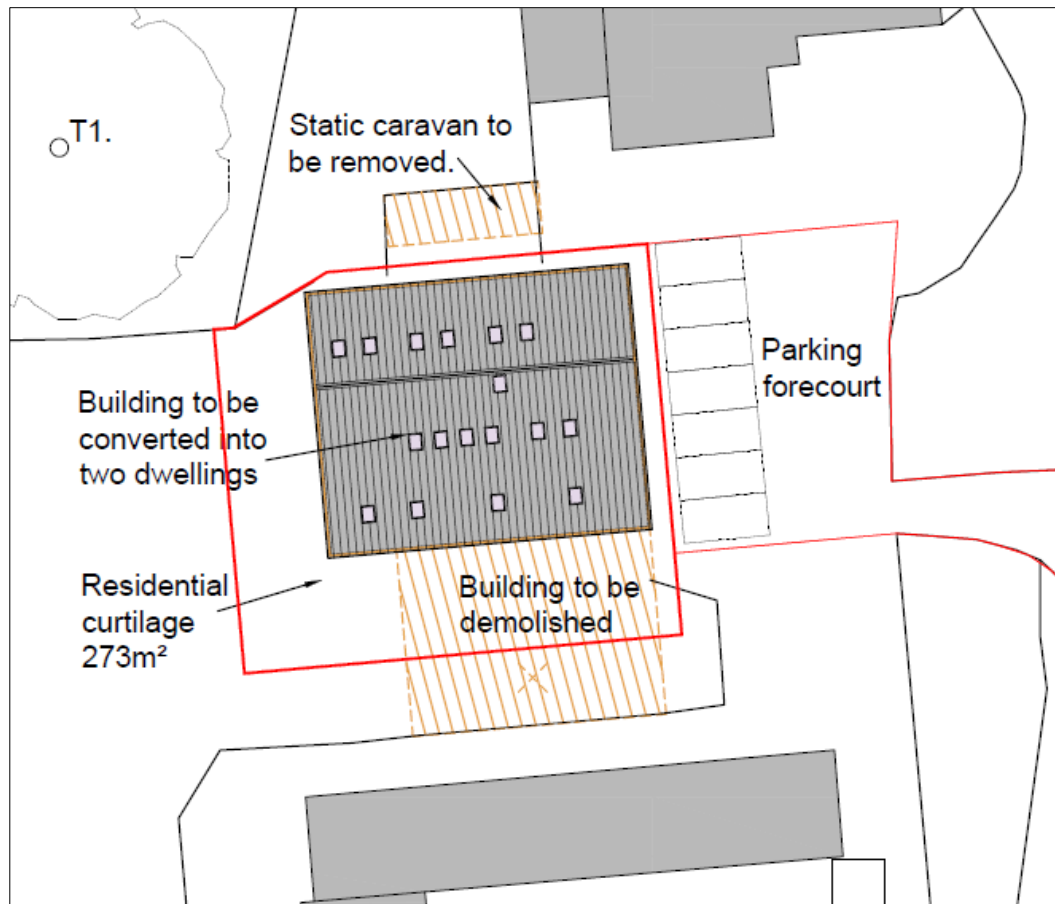
- 3.4 The entrances into both dwellings would be via the northern elevation.
- 3.5 The external materials have been selected to reflect the agricultural character of the existing building and surrounding farmstead. Existing wall cladding would be replaced with timber cladding. The existing roofing material would be replaced with a metal standing seam roof.
- 3.6 Windows, doors, rooflights and rainwater goods would be installed sufficient to enable the building to function as two dwellings.

- 3.7 The existing building envelope would not be extended at any point.

Figure 3.2 – Proposed Elevations



- 3.8 The extent of the proposed residential curtilage has been limited to the area immediately around the building and is no larger than the land area occupied by the building.

Figure 3.3 – Proposed Curtilage

3.9 The existing lambing shed and lightweight lean-to structure connecting the buildings would be removed. The adjacent static caravan would also be removed.

3.10 The developers for the purpose of this application are:

Mr & Mrs Leogue
16 Loveys Road
Yapton
Arundel
West Sussex
BN18 0HQ

4. CLASS Q

4.1 Class Q.1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) allows for:

- (a) a change of use of—
 - (i) a building that is part of an established agricultural unit and any land within that building's curtilage, or
 - (ii) a former agricultural building that was (but is no longer) part of an established agricultural unit and any land within that building's curtilage, to a use falling within Class C3 (dwellinghouses) of Schedule 1 to the Use Classes Order,
- (b) development referred to in sub-paragraph (a) together with the extension of the building referred to in sub-paragraph (a), or
- (c) development referred to in sub-paragraph (a) together with building operations reasonably necessary to convert the building referred to in sub-paragraph (a) to a use falling within Class C3 (dwellinghouses) of that Schedule or to extend that building.

4.2 The proposed development would fall within (c), being a change of use of a building that is part of an established agricultural unit and land within its curtilage together with building operations reasonably necessary to convert the building to a use falling within Class C3.

Class Q.1

4.3 Q.1 of the Order sets out the criteria that the site must meet to benefit from the rights. Compliance with these criteria is summarized below.

Development is not permitted by Class Q if:

(a) in the case of a site that is part of an established agricultural unit, the site was not part of the established agricultural unit:-

(i) on 24th July 2023, or

(ii) where the site became part of the established agricultural unit after 24th July 2023, for a period of at least 10 years before the date development under Class Q begins,

4.4 The application building was part of an established agricultural unit (Oxcopse Farm) on the 24th July 2023 and continues to form part of the farm. The building has been used for the storage of farming equipment and machinery, and prior to this partially for livestock.

(b) in the case of a site that was (but is no longer) part of an established agricultural unit—

(i) the site was part of an established agricultural unit on 24th July 2023,

(ii) where the site ceased to be part of an established agricultural unit after 24th July 2023, the site has not been part of the established agricultural unit for a period of at least 10 years before the date development under Class Q begins, or

(iii) since ceasing to be part of an established agricultural unit, the site has been used for any non-agricultural purpose,

4.5 The application site continues to form part of the established agricultural unit.

(c) the floor space of any dwellinghouse developed under Class Q having a use falling within Class C3 (dwellinghouses) of Schedule 1 to the Use Classes Order exceeds 150 square metres,

4.6 The floorspace of the proposed dwellings does not individually exceed 150sqm.

(d) the development under Class Q, together with any previous development under Class Q, within the original limits of an established agricultural unit (see paragraph Q.3(2) of this Part) would result in:-

(i) the cumulative number of separate dwellinghouses having a use falling within Class C3 (dwellinghouses) of Schedule 1 to the Use Classes Order exceeding 10, or

(ii) the cumulative floor space of dwellinghouses having a use falling within Class C3 (dwellinghouses) of Schedule 1 to the Use Classes Order exceeding 1,000 square metres,

4.7 No development has previously been undertaken under Class Q and the proposal is for just two dwellings. The cumulative floor space falling within Class C3 would not exceed 1,000 square metres.

(e) the site is occupied under an agricultural tenancy, unless the express consent of both the landlord and the tenant has been obtained,

(f) less than 1 year before the date development begins:-

(i) an agricultural tenancy over the site has been terminated, and

(ii) the termination was for the purpose of carrying out development under Class Q, unless both the landlord and the tenant have agreed in writing that the site is no longer required for agricultural use,

4.8 The site is not subject to an agricultural tenancy and one has not been terminated within the last 12 months.

(g) development under Class A(a) or Class B(a) of Part 6 of this Schedule (agricultural buildings and operations) has been carried out on the established

**agricultural unit during the period which is 10 years before the date
development under Class Q begins,**

4.9 No development within the agricultural unit has been undertaken under Class A or Class B of Part 6 in the last 10 years.

**(h) the development would result in the external dimensions of the building
extending beyond the external dimensions of the existing building at any given
point, other than:-**

(i) extension of the building allowed by paragraph Q.1(i);

**(ii) protrusions of up to 0.2 metres to accommodate building operations
allowed by paragraph Q.1(j)(i),**

4.10 The proposed works would not extend beyond the external dimensions of the existing building other than the limited tolerances permitted under Class Q

(l) the development under Class Q(b) would result in an extension that:

(i) has more than one storey

(ii) is sited anywhere other than to the rear of the existing building,

**(iii) extends beyond the rear wall of the existing building by more than 4
metres,**

**(iv) has eaves the height of which exceed the height of the eaves of the
existing building,**

(v) is higher than whichever is the lower of:-

(aa) the highest part of the roof of the existing building, or

(bb) a height of 4 metres above the ground,

**(vi) extends beyond a wall that forms a side or principal elevation of the
existing building, or**

(vii) would be sited on land that, before the development under Class Q(b), is not covered by a hard surface that was provided on the land by virtue of any development, and:-

(aa) the hard surface was not provided on the land on or before 24th July 2023, or

(bb) where the hard surface was provided on the land after 24th July 2023, the hard surface has not been situated on the land for a period of at least 10 years before the date development under Class Q(b) begins,

4.11 The scheme does not propose an extension.

(j) the development under Class Q(c) would consist of building operations other than:-

(i) the installation or replacement of—

(aa) windows, doors, roofs, or exterior walls, or

(bb) water, drainage, electricity, gas or other services, to the extent reasonably necessary for the building to function as a dwellinghouse, and

(ii) partial demolition to the extent reasonably necessary to carry out building operations allowed by paragraph Q.1(j)(i),

4.12 Guidance on the extent of building operations permitted is provided by Planning Practice Guidance.

4.13 Paragraph 105, Ref 13-105-20180615 states:

"Building works are allowed under the right permitting agricultural buildings to change to residential use: Class Q of Part 3 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended. However, the right assumes that the agricultural building is capable of functioning as a dwelling. The right permits building operations which are reasonably necessary to convert the building, which may include those which would affect the external appearance of the building and would otherwise require planning permission. This includes the installation or replacement of windows, doors, roofs, exterior walls, water, drainage, electricity, gas or other services to the extent reasonably necessary for the building to function as a dwelling house; and partial demolition to the extent reasonably necessary to carry out these building operations. It is not the intention of the permitted development right to allow rebuilding work which would go beyond what is reasonably necessary for the conversion of the building to residential use. Therefore it is only where the existing building is already suitable for conversion to residential use that the building would be considered to have the permitted development right.

Internal works are not generally development. For the building to function as a dwelling it may be appropriate to undertake internal structural works, including to allow for a floor, the insertion of a mezzanine or upper floors within the overall residential floor space permitted, or internal walls, which are not prohibited by Class Q."

- 4.14 The proposed operations are limited to those reasonably necessary to enable the building to function as dwellinghouses and fall within the scope of works expressly envisaged by Class Q and associated Planning Practice Guidance. The works comprise:
- Installation of doors and windows;
 - Replacement and upgrading of external cladding materials;
 - Replacement of the roof covering;
 - Installation of insulation and internal partition walls; and

- Installation of drainage and utility services.

4.15 The proposal would retain the existing structural frame and overall form of the building. The extent of works would not amount to a rebuild and the building is capable of functioning as a dwellinghouse without substantial reconstruction.

(k) the site is on article 2(3) land,

4.16 The site is not on article 2(3) land.

(l) the site is, or forms part of:-

(i) a site of special scientific interest;

(ii) a safety hazard area;

(iii) a military explosives storage area,

(m) the site is, or contains, a scheduled monument,

(n) the building is a listed building,

4.17 The site is not located in one of these areas and is not a listed building.

(o) the existing building, excluding any proposed extension under Class Q(b) but including any proposed building operations under Class Q(c), would not be capable of complying with the nationally described space standard issued by the Department for Communities and Local Government on 27th March 2015 as read with the notes dated 19th May 2016 which apply to it,

4.18 The proposed dwellings would comply with the Nationally Described Space Standards

(p) the building does not have suitable existing access to a public highway.

4.19 The site has an existing wide and surfaced access from Hooklands Lane. This currently serves the mobile home, with the farm also having an alternative access to the north. The crashmap website holds no records of any incidents arising around the area of the site access.

Q.2

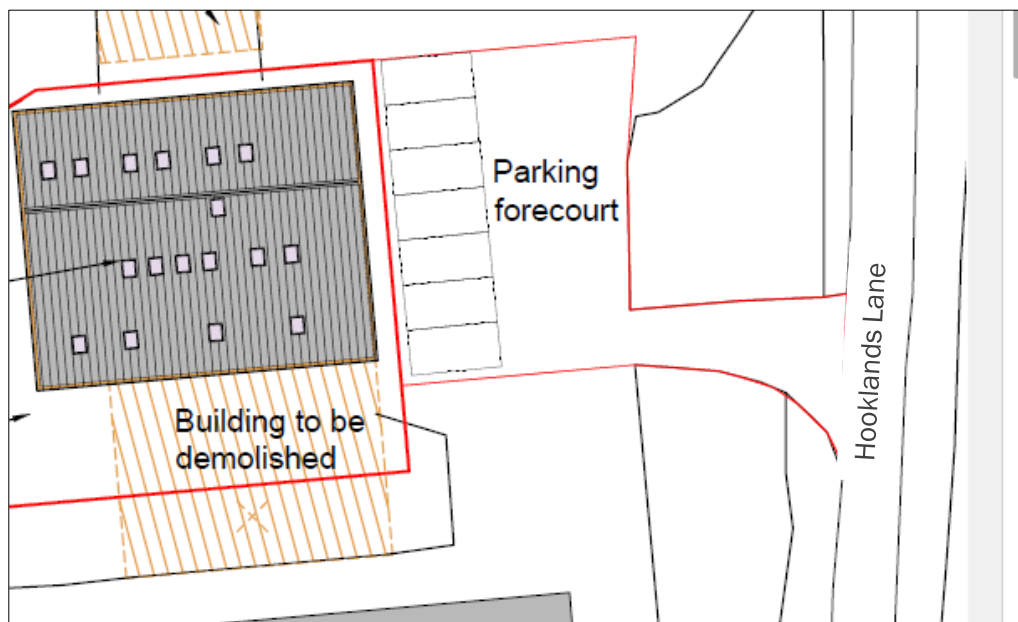
(1) Where the development proposed is development under Class Q(a) together with development under Class Q(c), development is permitted subject to the condition that before beginning the development, the developer must apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to:-

(a) transport and highways impacts of the development,

4.20 As explained above, the site has good access on to Hooklands Lane. The addition of two new dwellings to the site will not result in a substantial increase or a material change in the character of traffic in the vicinity of the site.

4.21 There is ample space for the parking of at least 6 vehicles. Figure 4.1 below shows a possible location for parking spaces.

Figure 4.1 - Proposed parking area



(b) noise impacts of the development,

- 4.22 The introduction of two dwellings to the site will not cause a significant increase in noise generated.
- 4.23 There are no nearby uses which would give rise to unacceptable noise impacts for future occupiers

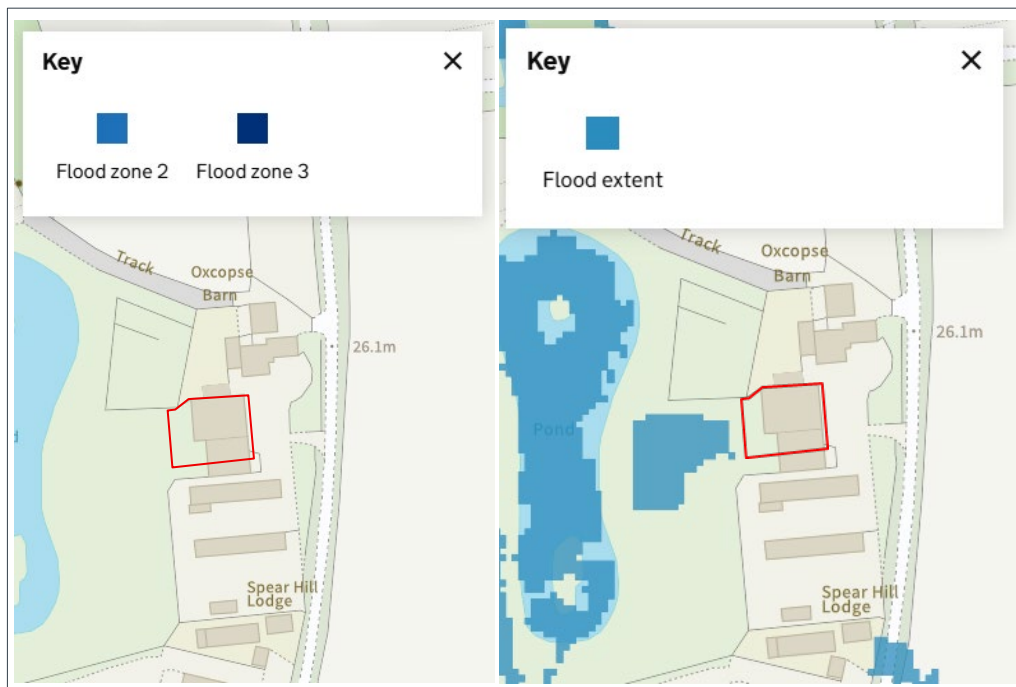
(c) contamination risks on the site,

- 4.24 The building has an asbestos roof which will need to be disposed of by an appropriately qualified person. The planning authority is requested to impose the standard condition requiring further investigation to ensure all possible sources of contamination are investigated.

(d) flooding risks on the site,

- 4.25 The site is located within Flood Zone 1.

Figure 4.2 – Flood Risk Maps for Planning



- (e) whether the location or siting of the building makes it otherwise impractical or undesirable for the building to change from agricultural use to a use falling within Class C3 (dwellinghouses) of Schedule 1 to the Use Classes Order,**

- 4.26 The NPPG notes that ‘impractical or undesirable are not defined in the regulations, and the local planning authority should apply a reasonable ordinary dictionary meaning in making any judgment. Impractical reflects that the location and siting would not be sensible and realistic, and undesirable reflects that it would be harmful and objectionable’.
- 4.27 In considering whether a location is appropriate the NPPG states ‘a local planning authority should start from the premise that the permitted development right grants planning permission, subject to the prior approval requirements. That an agricultural building is in a location where the local planning authority would not normally grant planning permission for a new dwelling is not a sufficient reason for refusing prior approval’.
- 4.28 The proposed dwellings would be located in reasonably close proximity (2.3 miles) to Ashington which hosts a grocery store, post office, schools, pub and bus services. There is also a M&S food store 1.2 miles away.
- 4.29 The nearest buildings to the site are under the control of the Applicants and are used either for the storage of the farm’s equipment, or are empty.
- 4.30 The location is not therefore isolated and has reasonable access to day to day facilities. There are no uses nearby which would make the proposed residential conversion undesirable.

- (f) the design or external appearance of the building, and**

- 4.31 The design of the proposed dwellings is considered to be suitable for the rural location and utilises materials typically associated with such locations.

- (g) the provision of adequate natural light in all habitable rooms of the dwellinghouses, and the provisions of paragraph W (prior approval) of this Part apply in relation to that application.**

- 4.32 Each habitable room will be served by at least one window to provide natural daylight and ventilation into the dwelling.

5. CONCLUSIONS

- 5.1 The application seeks prior approval for the conversion of an existing agricultural building to two dwellinghouses under Schedule 2, Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
- 5.2 The building forms part of an established agricultural unit and satisfies the criteria and limitations set out within Class Q. The operational development proposed is limited to works reasonably necessary to facilitate the residential conversion and would retain the existing structural frame and overall form of the building.
- 5.3 The proposal would not give rise to unacceptable transport, noise, contamination, flooding, design or amenity impacts and the location and siting of the building would not make the development impractical or undesirable.
- 5.4 It is therefore respectfully requested that Prior Approval is granted.